



TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA

2015 AUG 28 AM 10 19

PLANNING BOARD

August 28, 2015

Donna Girouard
Town Clerk
30 Providence Road
Grafton, MA 01519

Re: Request for Determination & Approval: Minor Modification to a Site Plan, 198 Worcester Street;
Sargon Realty LLC (Applicant / Owner).

Dear Mrs. Girouard:

At its meeting on Monday, July 27, 2015, the Planning Board considered the request for a minor modification to a Site Plan for 198 Worcester Street. The Applicant appeared before the Board on that date requesting determination of minor modification to a site plan. No original site plan was found on record as the original plan may have been submitted prior to the establishment of the existing zoning. The Building Inspector determined that the Applicant should appear before the Board to establish this modification to the site as the baseline for future reference. The Applicant submitted materials to the Planning Board including correspondence, a sight distance analysis prepared by Bertin Engineering, and two plans: "Proposed Re-use Site Plan" and "Preliminary Floor Plan" prepared by Bertin Engineering. The site is located in a Community Business (CB) zone. All related material is on file in the Planning Department.

The Applicant owns the entire building on the site. There is a large, unoccupied space on the eastern end of the building and some small businesses occupying smaller, individual storefronts at the western end of the plaza. The Applicant is proposed to install a new 152 seat Mediterranean style restaurant in existing empty space. In addition the façade will be refurbished. No exterior expansion of the footprint is proposed. Signage will be adjusted to reflect the new tenant. The Board noted that all signage must comply with the Zoning By-Law and action on this application does not reflect an endorsement of any signage presented during the meeting. The Applicant demonstrated that parking and entrance / egress requirements meet the requirements of the Zoning By-Law and that no changes are proposed to the existing site that would make the site non-compliant.

The Board found that the requested modifications to site plan did not impact or change the site in a manner that would require a full site plan review. After review of the submitted testimony the Planning Board voted unanimously 4-0 to find that the modifications were minor and to grant the applicant's request to approve said modifications.

Sincerely,

Joseph Laydon
Town Planner

cc: Applicant / Owner
Building Inspector

TAX MAP REFERENCES:
TAX MAP 26.0 BLOCK 000 LOT 0081.0

RECORD OWNERS
SARGON REALTY, LLC
DB 53416 PG 31

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 208 PLAN 122
PLAN BOOK 444 PLAN 93
LAYOUT No. 2580 Sheet's 3 and 4

SCHEDULE OF INVERTS:

CATCH BASIN 1
RIM = 792.10
INV. OUT 783.60

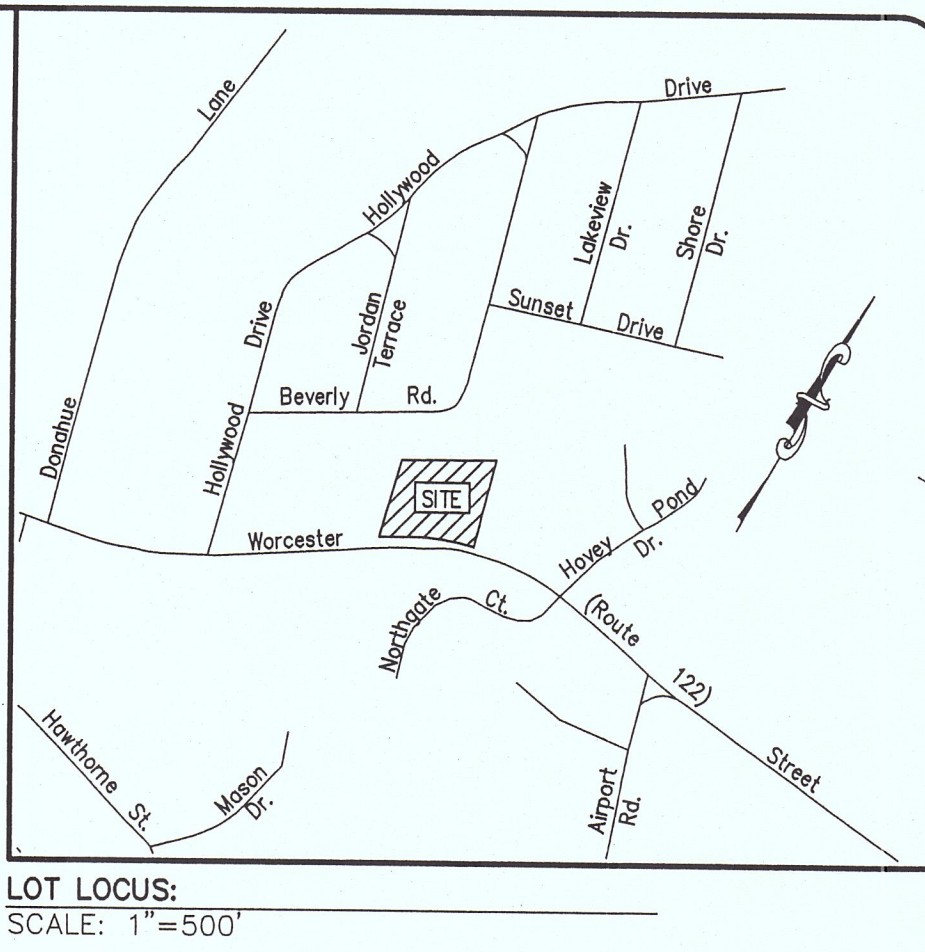
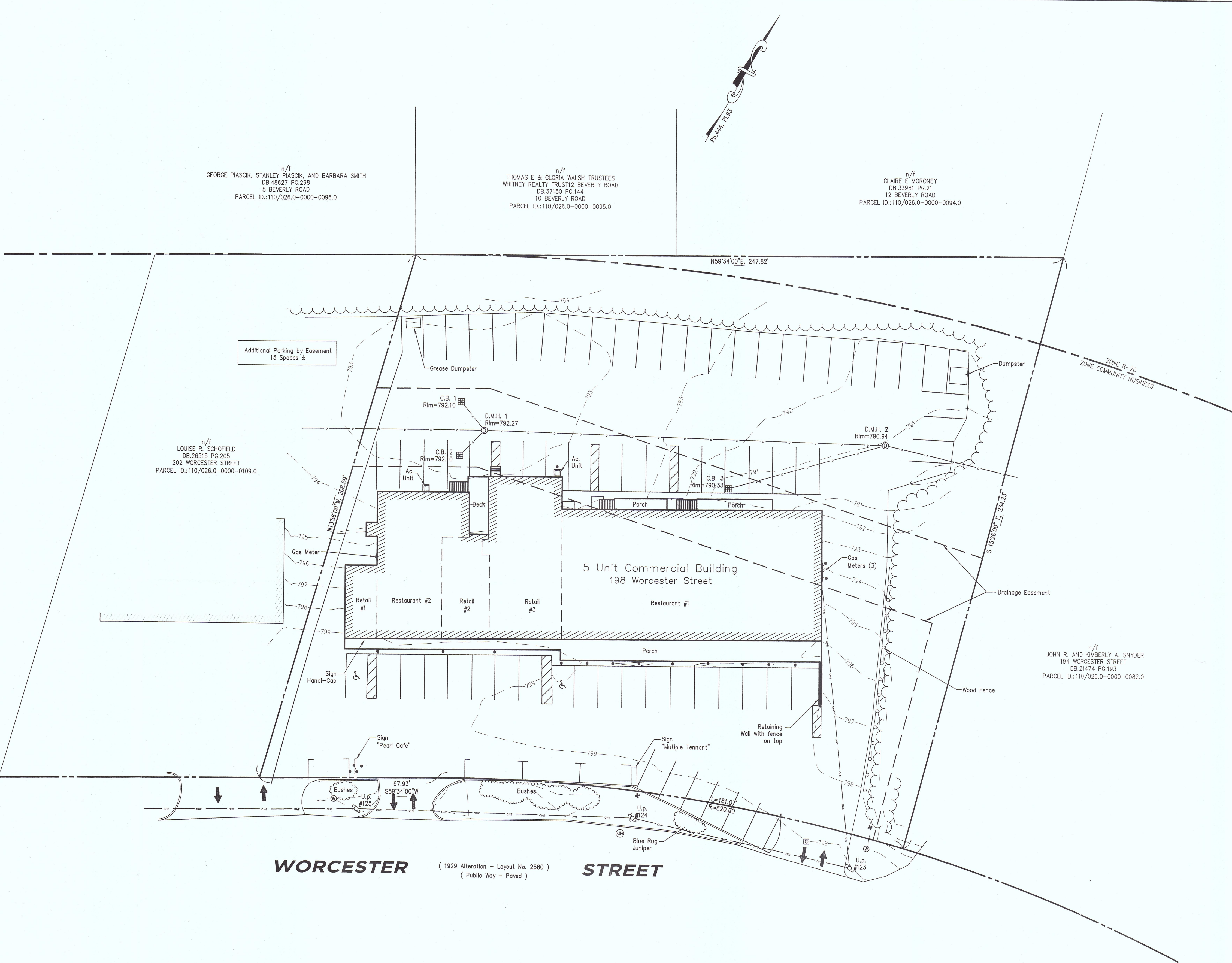
CATCH BASIN 2
RIM = 792.10
INV. OUT 783.30

CATCH BASIN 3
RIM = 790.33
INV. OUT 787.33

DRAINAGE MANHOLE 1
RIM = 792.27
INV. IN CB1 = 792.07
INV. IN CB2 = 782.07
INV. OUT = 781.07

DRAINAGE MANHOLE 2
RIM = 790.94
INV. IN CB3 = 785.64
INV. OUT = 780.64

DISTRICT DIMENSIONAL REGULATIONS	
District	R-20
Min. Lot Size	20,000 sq.ft.
Min. Frontage	125'
Min. Front Yard Depth	30'
Min. Side Yard Depth	15'
Min. Rear Yard Depth	15'
Max. Height of Bldg.	35'
Max. Bldg. Lot Coverage	30%
District	Commerical Business
Min. Lot Size	40,000 sq.ft.
Min. Frontage	150'
Min. Front Yard Depth	40'
Min. Side Yard Depth	15'
Min. Rear Yard Depth	15'
Max. Height of Bldg.	35'
Max. Bldg. Lot Coverage	30%



LOT LOCUS:
SCALE: 1"=500'

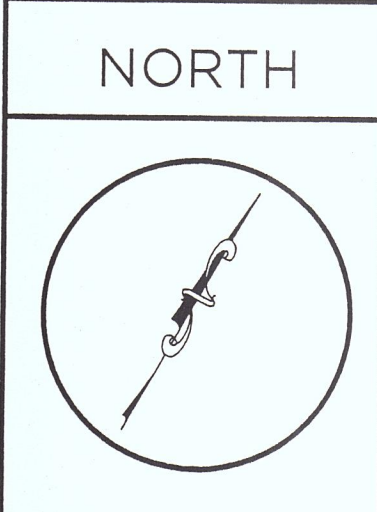
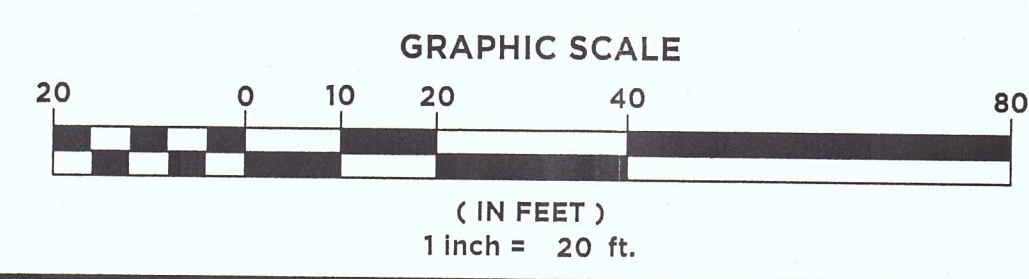
TOTAL EXISTING PARKING ON SITE:
72 = SPACES SPACE
15 = SPACES BY EASEMENT
87 = TOTAL SPACES

PROPOSED RE-USE OF SITE
RESTAURANT #1 = 153 SEATS = 51 SPACES
10 EMPLOYEES = 10 SPACES
RETAIL #1 = 307 S.F. = 2 SPACES
RETAIL #2 = 638 S.F. = 4 SPACES
RETAIL #3 = 1,562 S.F. = 10 SPACES
RETAIL #2 = 20 SEATS = 7 SPACES
3 EMPLOYEES = 3 SPACES
TOTAL PARKING REQUIRED = 85 SPACES

GRAFTON ZONING REGULATIONS
RESTAURANT 1 SPACE PER 3 SEATS
1 SPACE PER EACH EMPLOYEE ON SHIFT
RETAIL OVER 2,000 S.F. = SPACE PER 150 S.F.

FILE
COPY
RECEIVED
JUL 22 2015
PLANNING BOARD
GRAFTON, MA

SYMBOL KEY	
BOUND	WATER GATE
IRON PIPE / REBAR	GAS GATE
SURVEY MARKER TO BE SET	BOLLARD
DRAIN MANHOLE	LIGHT DECORATIVE (15'3 HEIGHT)
SEWER MANHOLE	BENCH MARK
SEWER CLEANOUT	SIGN
ELECTRIC MANHOLE	MASSHIGHWAY SIGNAL BOX
CATCH BASIN	MONITOR WELL
UTILITY POLE	
UTILITY POLE W/ STREET LIGHT	
GUY WIRE	
FIRE HYDRANT	



1.	6-26-15	PARKING CALCULATIONS	ARB
NO.	DATE	REVISION	BY

DRAWN BY:	CHECKED BY:
ARB	HFL
CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 4988 N.Y. LIC. NO.: 6692	JASON D. DUBOIS, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 48724 JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA LIC. NO.: 48722

RECORD OWNERS
SARGON REALTY, LLC
DB 53416 PG 31

CLIENT: SARGON REALTY, LLC
58 Brigham Hill Road
Grafton, MA 01519

PROPOSED RE-USE SITE PLAN
SITE ADDRESS:
198 Worcester Street
Grafton, MA 01519

B BERTIN ENGINEERING
39 ELM STREET
SOUTHBRIDGE, MA 01550
P 508.765.0195
F 508.765.0193
www.bertinengineering.com

DATE: 6-15-2015
SCALE: 1" = 20'
REV #: 1.
PROJECT #: 15-620
DWS. NO.: 1 OF 1